

## Minutes of the Sunset Mesa Property Owners Association's Board of Directors Meeting

January 10, 2015

Meeting was held at 18431 Kingsport Dr , home of SMPOA President, Linda Kaye. The meeting was called to order by the President at 10.30 AM. Present: Linda Kaye, Gregg Bernstein, Shyam Amladi, Terry Harper.

1. MEETING SCHEDULE & PAST MINUTES:

- Minutes for November and December Board meeting which have been approved, will be posted on the website.

2. LEGAL MATTERS:

- As notified in the previous minutes, SMPOA Board members, Linda and Gregg and other owners were present in the courtroom when the Goodfriend Bankruptcy case was heard by Judge Richard Neiter on Dec 17. The board had filed a brief objecting to the Receiver who was attempting to obtain Court permission to sell the property on 3925 Malibu Vista Dr. without it being subject to certain legacy provisions, one of which was SMPOA's current and approved CCRC's. Board's position was that the CCR's had been in place for over 50 years and that the homeowner was aware of them and the Trustee could not now use the bankruptcy action and seek Court's intervention to ignore and bypass them. The Bankruptcy court agreed with Board's position and instructed the Trustee and his attorney to work with SMPOA's attorney to draft the sale deed in a manner acceptable to SMPOA. Linda will coordinate this matter with the attorney.

Owners will be glad to know that this was a very timely intervention and a resounding "win" by the Board. If the Court had not upheld the Board's objection, most likely the sale order would have been approved, providing an undesirable precedent where the CCR's would have been over-ridden, leaving the distinct possibility of an owner not having to comply with OVI (Ocean View Interference) provisions within the CCR's. It should be noted that the CCR's were the only non-Tax and County objections to be upheld.

- The trial involving Alda Sheldon, defendant in a lawsuit with some owners, is scheduled to begin next week. The Board is not a party to the lawsuit but has been enjoined by Alda to furnish information about the 2012 CCR's. Linda has appointed Natasha Roit as a PMK (Person Most Knowledgeable) about CCR's.

3. TREASURER REPORT:

- Linda presented the report as of December 31, 2014. Here is a summary.  
Balances: UBS \$101,401.23; Stiffel: \$32,773.14; Wells Fargo \$131,629.21. Upon maturity of the securities in Stiffel, the balance will be moved to Wells Fargo.
- The Board continues to believe that short term, liquid securities guaranteed by US Government (either Treasuries or funds held in FDIC secured banks) is the best option for investment in the current economic and interest climate.

4. BOARD INITIATIVE:

- A very significant initiative has been undertaken by Linda with the Board's support. As owners and residents are aware, there has been a rash of break-in and burglaries in Sunset Mesa and surrounding complexes. Board took aggressive action in notifying the LAPD and LA County Sheriff's department. In addition, certain owners organized a sign-up for daylight patrols by security companies like ADT and ACS. As a result of these actions, there is increased surveillance and better communication with law enforcement. However, it is Board's belief that the long-term solution lies in limiting vehicular ingress and egress to Sunset Mesa. This conclusion is based on discussion with law enforcement authorities and data that shows that gated complexes have substantially less incidence of break-ins and thefts.
- Linda and the Board are finalizing plans to install entry and exit gates to the Sunset Mesa complex. The gates will be strategically placed and cameras will record vehicles' plates as they enter and exit the complex. Owners will be provided with access cards. This operation will be privately funded so will not use

SMPOA funds or result in an assessment. Linda has appointed Becky Rickley as the coordinator for this project.

It is worth noting that in 2003, a similar proposal was put before the then Board. The Board took a private vote and rejected it. Reasons are not known. The Board has begun to coordinate with the County to fast-track the needed permissions. A full report will be made available to the owners either via notification or a special meeting.

5. MEMBERSHIP:

Dues: additional \$200 received in Membership dues in December.

Unpaid dues: Shyam and Linda will coordinate in sending out invoices to members who have not paid their 2014-15 dues. Linda will inform the owners via newsletter about the new Getty Cards that will be handed out to members in good standing.

6. ARCHITECTURAL COMMITTEE:

- Site visit scheduled for January 11 , 10 AM, at 3516 Surfwood—regrading, landscaping and new fencing.
- In the Patel matter (3722 Surfwood) concerning erection of a retractable awning, it was decided that the owner needs to provide additional information after which a site visit will be scheduled.

7. MOTION APPROVAL:

Linda proposed, Gregg seconded and a VOTE WAS CARRIED UNANIMOUSLY to pay \$ 647.50 to Kaiser, Seindells and Eiler (Jonathan Fly, Counsel) for representing the Board in the Goodfriend matter.

Meeting adjourned at 11.10 AM.



Shyam Amladi